

May/June
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West Central Long Beach Community Planning Bulletin

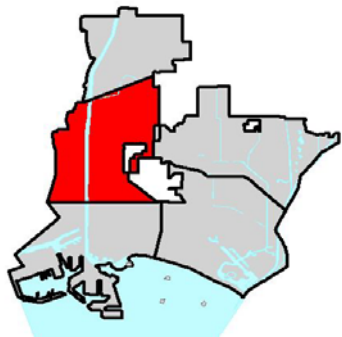
City of Long Beach ■ Department of Planning and Building
Community and Environmental Planning Division

www.longbeach.gov/plan/pb/cpd



Revised: June 6, 2006

PENDING DEVELOPMENT PROJECTS



The City of Long Beach is divided into five planning areas with a Community Planner assigned to each geographic area. This monthly bulletin is compiled by your community planner as a forum to update citizens on new developments and neighborhood issues as a way of keeping citizens involved in the planning process.

Please contact Steve Gerhardt, West Central Long Beach Community Planner, at (562) 570-6288 or via email at Steve_Gerhardt@longbeach.gov if you have questions.

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Inside this issue:

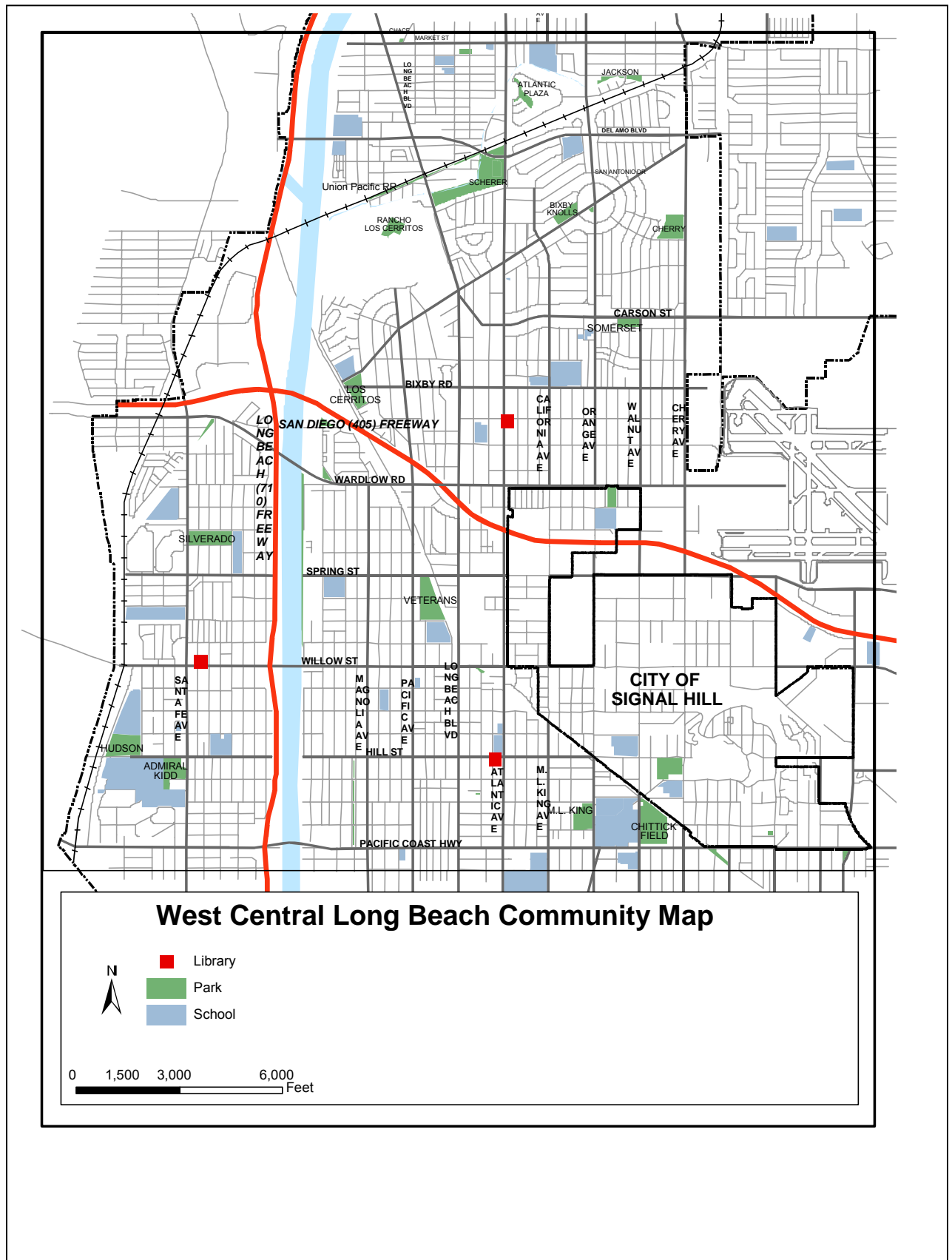
Page 1 • The Big Picture
Page 2 • Community Map
Page 3-6 • Project Updates
Page 7 • Announcements
Page 8 • Important Phone Numbers

1. Code Amendments Citywide

Code amendments will be heard by the **Planning Commission** on **June 15**. These include an ordinance requiring certain development standards for big box retail stores citywide, an adaptive reuse ordinance that provides flexibility for re-using existing commercial buildings in the Downtown (PD-30) area, amendments to the existing density bonus standards for residential projects to conform with State guidelines, and recommendation for a new fee on condominium conversions to fund the Housing Trust Fund to be considered by the City Council. These items will be heard starting at 1:30 in the Council chambers.

2. Menorah Housing, Atlantic Vernon Senior Housing Central PAC, Atlantic CEDC, and Council District 6

The proposed project is a new **66-unit very low-income senior housing** development with onsite amenities for residents, including a library, lounge and community room. On January 5, 2006, the US Department of Housing and Urban Development (HUD), announced a Section 202 **grant of \$8.2 million** for the development of the project. This funding was made available to only 8 cities in California this year. The project is within the **Central Long Beach Redevelopment Project Area** on a site that has been assembled of several parcels by the Redevelopment Agency for future development. Now that funding has been secured and the planning application has been submitted for review, the architectural design will be refined. A review and possible expansion of the PD-25 planned development zoning district will be conducted as part of the project, with the intent of creating a cohesive development plan for the area bounded by Atlantic Boulevard and Willow Street, north and east of the Pacific Electric right-of-way. The project will be brought to the **Planning Commission** for entitlements on **June 15**, beginning at 1:30 p.m. in the City Council Chambers. JV/LH



PENDING DEVELOPMENT PROJECTS, Continued

**3. 3747 Orange Avenue, California Heights Methodist Church (Case 0601-20)
California Heights NA, Council District 7**

The proposed project is **replacement** of the existing **childcare building** with a **17,000 square-foot new facility** that will be **attached** to the **existing historic house**. Detailed design is being reviewed and localized traffic concerns are being analyzed. This project would require a zone change to allow the expansion of the existing non-conforming facility. No hearing dates have been set. SM

**4. 4442 Atlantic Boulevard, Bixby Knolls Shopping Center (Case 0602--03)
North PAC, Bixby Knolls BIA, Los Cerritos Improvement Association, Council District 8**

The project is a demolition of an existing 52,161 square-foot retail store (Robert's Department Store) and development of a **new 42,803 square-foot retail building (Marshall's)** and **5,000 square foot outlying retail/restaurant pad**. The Redevelopment Bureau is providing gap funding to make this project feasible. The project received conceptual site plan review approval in April 2006. A hearing date for the site plan review of the detailed development project will be set when the revised project plans are submitted. LH

**5. 3711 Long Beach Boulevard, (Case TBD)
Bixby Knolls BIA, Los Cerritos Improvement Association, Council District 8**

The project is the construction of a **209-space parking structure** in place of an existing 65-space lot. Access to the structure will be provided through existing driveways on Long Beach Boulevard, but will be located adjacent to **Locust Avenue**. A **community meeting** was held by **Councilmember Rae Gabelich** on April 3 at Nino's Restaurant to elicit public comments prior to detailed design of the project and submittal of the project application. Plans for the street edge, landscaping and lighting treatment and buffering features of the design were discussed. A zone change from residential to commercial was initially considered, but will not be pursued because it would allow up to a 4-story building now or in the future. The project will be submitted as a courtesy parking area adjacent to the existing 10-story office building, and will conform to the development standards of the existing residential zoning. A hearing date for the site plan review of the development project will be set when the project plans are submitted within the next few weeks.

**6. 4000 Via Oro, Intex Recreation Corporation Distribution Center (Case 0511-04)
West Long Beach, Council District 8**

The project is a **534,000 square-foot distribution warehouse** with approximately 50 truck bays near the intersection of Carson Street and Santa Fe Avenue adjacent to the 710 Freeway. Intex is an importer/manufacturer of inflatable toys sold around the world. The project will require a site plan review and amendment to an existing development agreement. Staff from various departments have reviewed preliminary plans and given comments to the project applicant. A traffic study is being prepared for the proposed

project. A hearing date will be set when the revised project plans are submitted and environmental review is completed. SM

7. 2367-2375 Long Beach Boulevard, Townhomes (Case 0511-38)
Central PAC, Council District 6

The project proposes **18-units** of for-sale **townhouses**, with access provided from the side streets and alley. The Olson Company, the project developer, presented this project to the Wrigley Association at its January 9, 2006 meeting. The design is being refined, but no hearing date will be set until revised project plans are submitted. MM

8. 2198 San Gabriel, Villages at Cabrillo (Case 0509-12)
West Long Beach, Council District 7

The former Navy housing complex area is being redeveloped for various types of housing. This project calls for **81 units of transitional housing in two buildings**. The project is part of an overall master plan for the area. Staff is reviewing the submittal and will be considering it by the Planning Commission at its June 15th meeting in the City Council chambers starting at 1:30 p.m. MM

9. 3595 Santa Fe Avenue, Mobile Home Park Conversion (Case 0308-05)
West Long Beach, Council District 7

The project proposes **converting an existing Windward Village mobile home park** from rental ownership to **condominium ownership** through the subdivision of the property into 306 lots. A change of zone is required as part of the project. A hearing before the Planning Commission will be set once environmental review of the project is complete. JW

10. Atlantic and 21st Street, Atlantic Avenue Homeownership Development
Council District 6

The project is a Long Beach Housing Development Company (HDC) project to provide **58 moderate-income workforce homes**. On January 23, the HDC hosted a meeting to present the six potential developers to the community. A large public turnout asked questions about the type of housing and potential for local participation in the construction of the project. Since that time, the developer proposals have been reviewed and refined. The project will feature affordable attached homes for sale. The land acquisition and selection of the development team will be completed in the next few months. A **community meeting** is tentatively scheduled for **May 10** from 6:30 to 8:30 at the Burnett Elementary School Cafeteria. The Technical Review Committee will meet on June 8th to finalize the ranking of the developers and formulate a recommendation to the LBHDC Board. The recommendation will be presented to the LBHDC at their meeting on June 21st.

**11. 4400 Cherry Avenue, All Souls Cemetery (Case 0601-28)
North PAC, Bixby Highlands NIA, Council District 7**

The proposal is a modification to a previous approval to allow the construction of a **new mausoleum**. The mausoleum is part of an overall master plan to add additional mausoleums in single-story and 3-story configurations and add to the existing mortuary. The application has not been submitted and no hearing dates have not been set. LH

ACTIONS ON COMPLETED CASES

**12. 1925 Pacific Avenue, Springs of Hope Christian Ministries (Case 0508-23)
Wrigley Association, Wrigley NAG, Central PAC, Council District 6**

A conditional use permit is requested from a **storefront church** within a pedestrian commercial district. The Wrigley Association, Wrigley NAG, Central PAC, and other groups expressed opposition to the proposal largely because it is not conducive to a pedestrian-oriented commercial zone. The project did not have the required deed restriction and signage for the off-site parking location at the time of the original March 2 hearing, so discussion of the item before the **Planning Commission** was continued on April 6 and May 18. The Planning Commission **approved** the project subject to a requirement for a long-term lease of the additional parking spaces. This project has been **appealed to the City Council** and is expected to be heard in August. No specific date has been set. LF

13. Code Enforcement

The City of Long Beach has a complaint-based code enforcement system. This means that your input is a necessary part of the process. Code enforcement issues can include weed abatement, abandoned cars, illegal/non-permitted uses, and garage conversions. Recent cases in the West Central area have included unpaved parking lots, illegal retail signs, illegal motorcycle repair, illegal additions and structures, and failure to comply with conditions of approval. The best way to initiate code enforcement complaints is to call (562) 570-6421.

IMPORTANT PHONE NUMBERS

Council Member (6 th District), Laura Richardson	(562) 570-6816
Council Member (7th District), Tonya Reyes Uranga	(562) 570-6139
Council Member (8th District), Rae Gabelich	(562) 570-6685
Steve Gerhardt, West-Central Community Planner	(562) 570-6288
Police, toll free, anonymous, Gang Tip	(866) 426-4847
Police non-emergency calls	(562) 435-6711
Police narcotics tip line	(562) 570-7125
Community Policing, Marlene, CyAaron@longbeach.gov	(562) 570-9825
Historic Preservation	(562) 570-6864
Animal Control Center	(562) 570-7387
Rats, Roaches, Vermin & Other – Environmental Health	(562) 570-4132
Pot Hole Patrol, reporting street pot holes	(562) 570-3259
Maintenance for City Traffic Signs	(562) 570-5264
Street Median Issues, Tom Shippey	(562) 570-4899
Abandoned shopping carts removal	(800) 252-4613
Objects on power lines, SCE Hazardous Conditions	(800) 611-1911, press 2, then 4
Property Maintenance, Building, Zoning Code Enforcement	(562) 570-CODE
Zoning Information	(562) 570-6194
Building Permit information	(562) 570-6651
Call Before you Dig (Underground Service Alert)	(800) 227-2600
Noise Complaint, Environmental Health	(562) 570-5650
Unlicensed food vendors Business License	(562) 570-6211, ext. 7
Unlicensed food vendors Health & Human Services	(562) 570-4219
Damaged Sewer lines from street trees	(562) 570-3259
City Park Issues, Tom Shippey	(562) 570-4899
Graffiti hotline, on private property	(562) 570-2773
Graffiti in City Parks	(562) 570-4895
Graffiti on City Beaches	(562) 570-1582
Graffiti on County flood control channel	(562) 256-1920
Graffiti on Union Pacific Railroad property	(714) 379-3376
Graffiti on Caltrans property	(213) 897-3656
Special Refuse Pick-ups (Free twice a year for large items)	(562) 570-2876
Public Service (listen to menu for options)	(562) 570-2700
Neighborhood Resource Center, Margaret Madden	(562) 570-1010
Storm Drain Hotline, report items dumped in storm drain	(562) 570-3867